

**FLATHEAD COUNTY PLANNING BOARD
MINUTES OF THE MEETING
DECEMBER 11, 2006**

CALL TO ORDER

A meeting of the Flathead County Planning Board was called to order at approximately 6:00 p.m. Board members present were Charles Lapp, Randy Toavs, Gordon Cross, Gene Dziza, Kathy Robertson, Jeff Larsen, Don Hines and, Kim Flemming. Frank Dekort had an excused absence. BJ Grieve and Jeff Harris represented the Flathead County Planning & Zoning Office.

There were approximately 20 people in the audience.

PUBLIC REVIEW

Grieve thanked everyone for coming to the meeting and said the Weed Department was the only available space for the meeting. He said that the Growth Policy started with the Planning Board having a meeting on November 12, 2002 at the Sanderson Town Hall; they have been working on it for 4 years and 1 month. He said the Growth Policy draft was released June 30, 2006, and there were public comment hearings on August 8, 2006 and August 10, 2006. Grieve said they took every comment, both verbal and written, and put them into a binder and on our website for all public to see; there was a third public hearing after that. On September 7, 2006, the Planning Board started a series of workshops on the Growth Policy. He said there were 19 workshops held and this would be the last Planning Board meeting on the Growth Policy. He said the Planning Board has thoroughly reworked the document, and it would have to be passed by a resolution from the Commissioners.

**PUBLIC
COMMENT**

Fred Hodgeboom, 1125 Whispering Pines, said he tried to stay on top of what was going on with the Growth Policy and said it was kind of hard for a citizen to keep up. He wanted to commend the Planning Board on their hard work. He hoped there would be another workshop because he had an item he thought needed to be included in the document. He said the landline system of the Western United States is based on a standard section of 5,280 feet on the side, which is exactly 640 acres. He said when you legally subdivide that section you establish the midpoint between the corners of that section on all the sides; connect the midpoints and that divides the section into quarters. He said if you have a section less than 5,280 feet, when you subdivide the section and establish the midpoint, subdivide into quarter sections, and quarter-quarter sections, sixteenth sections, they are fewer acres than the standard 640 acres. He said there is no way to subdivide one of the irregular sections and if you looked on a map there is a lot of irregular sections. He said the problem is when someone buys an irregular section no resulting parcel will have the full standard section subdivision acreage (*See attached letter*).

Bruce Young, Lakeside, wanted to address his comments towards the natural resources and the floodplain sections of the Growth Policy. He said the floodplain language was created many years ago to protect the resources of Flathead Lake and Flathead River. Flathead Lake is essential for the future of the valley and by changing the language in the Growth Policy it would open up doors for lots of future growth by Flathead Lake. He said there shouldn't be any buildings or structures going up because of the dangers of the lake flooding. He said he doesn't want the language about floodplain changed because it was worded that way for a reason and he feels it should stay that way for protection.

Bruce Tutvedt, 2335 West Valley Dr, thanked the Planning Board for all their work on the Growth Policy. He wanted to address the neighborhood plans. He said the Planning Board fixed the problems and took what could have been a messy process by eliminating the small angry mob so they weren't able to dominate the process anymore. He said the community would have to work together. He wanted it to be optional for the neighborhoods to have a Land Use Advisory Committee. He felt like the Planning Board didn't listen to the advisory committees and it is hard to get enough land owners, willing to give up their time, to be on those committees.

Gerry Stearns, 635 Moose Creek Rd, said she was on the North Fork Land Use Advisory Committee. She wanted to follow up on the neighborhood plans and was very concerned about some of the changes that had been made. She said the landowners live all over the Country and said tracking the down to find out what they think would be very difficult. Stearns asked how the Planning Board was going to regulate the changes in the Growth Policy. She said the names on property change so much and so fast; she wanted to know how they were going to regulate the Land Use Advisory Committee members. She wanted the Planning Board to consider changing some parts of the Growth Policy regarding Land use Advisory Committees.

Clarice Ryan, 253 Pine Needle, said she was part of the Bigfork Land Use Advisory Committee. She said the 60% approval on the plan was nearly impossible to achieve. They conducted a survey for the Bigfork Plan, and the response was 26%, which they thought was pretty good. She said she didn't know how it would be possible to find out what 60% of the landowners thought. Ryan said she reviewed the maps in the Growth Policy and thought they would be very helpful but said another map should be added. She also said anything constricting the developer would be helpful to know in advance. She wanted to see a map created that would show all private and public easements. She said every time there is a fire, there should be a report done on air and water quality.

Martin Laskey, 395 Golf Course Dr, said he is on the River Road Neighborhood Steering Committee. He said their committee works because it is done through volunteers and no one is forced to be on it. He realized that in bigger neighborhoods it would be a problem if there was a larger gap in the land owners, but no one should be forced into being on a committee. He said the committees will work much better if they are done by volunteering not by force.

Gary Krueger, 805 Church Dr, thanked the Planning Board for all the work they had done. He also thought they “hit the nail right on the head” when they made the changes to the neighborhood plan section. Krueger said most of what they are doing is going to hinge upon undeveloped land and they need to confide in those people who have land here who are not living in this state. He said it is very important that 50% of the landowners are included because their opinions need to be heard.

Russ Crowder, represented American Dream Montana, said he thinks the Planning Board did an excellent job on the Growth Policy. He said the standards for the neighborhood plans are reasonable and workable. He said he is concerned about the 40% of the land owners that don’t have to give their opinion. He asked who would represent the 40% of the people who were not on the committee. Crowder doesn’t think it would be hard to have 60% of the people on the committee and said that in all the committees he has been on it has never been a problem to get 70-90% of the landowner’s opinions.

**MOTION
(adopt changes in
chapter 10)**

Fleming made a motion seconded by Robertson to adopt the minor changes in chapter 10, as proposed by Grieve, for the draft Growth Policy.

**BOARD
DISCUSSION**

Cross asked if the Planning Board were the only people who have seen the new changes.

Grieve said yes.

Cross said the intent of staff was to clear up some questions regarding existing neighborhood plans.

ROLL CALL

On a roll call vote the motion passed 8-0.

MAIN MOTION

Fleming made a motion seconded by Toavs to pass a resolution and recommend approval of the draft Growth Policy as per MCA 76-1-603 to the Board of County Commissioners.

MOTION

Robertson made a motion seconded by Hines to remove the word “all” from section 43.5.

ROLL CALL	On a roll call vote the motion passed 5-3 with Lapp, Toavs and Larsen dissenting.
BOARD DISCUSSION	<p>Lapp said he didn't realize they had so many meetings and said everyone compromised to make the Growth Policy what it is today. He said everyone had their personal opinion on small parts of the document.</p> <p>Cross wanted to draw everyone's attention to the amendment process. He wanted to make sure everyone knew the Growth Policy is not etched in stone. He also said just because someone's personal views were not adopted, it doesn't mean they weren't considered.</p>
MAIN MOTION ROLL CALL	On a roll call vote the motion passed 8-0.
OLD BUSINESS	None.
NEW BUSINESS	None.
ADJOURNMENT	The meeting was adjourned at approximately 7:30 p.m. on a motion by Robertson seconded by Fleming. The next meeting will be held at 6:00 p.m. on December 13, 2006.

Jeff Larsen, President

Mary Sevier, Recording Secretary

APPROVED AS SUBMITTED/CORRECTED: 1/10/07